

136.0

0002

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

USE VALUE:

1,258,900 / 1,258,900

ASSESSED:

1,258,900 / 1,258,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		BRANTWOOD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GERA BRIAN R & SUSAN	
Owner 2:	
Owner 3:	

Street 1: 48 BRANTWOOD ROAD
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MARTONE RALPH & GINA -
Owner 2: -

Street 1: 48 BRANTWOOD ROAD
Twn/City: ARLINGTON

StProv: MA Cntry:
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 11,034 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1972, having primarily Vinyl Exterior and 4679 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11034		Sq. Ft.	Site		0	90.	0.68	10									675,916						675,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	11034.000	577,300	5,700	675,900	1,258,900		87159
							GIS Ref
							GIS Ref
							Insp Date
							08/29/17

PREVIOUS ASSESSMENT									Parcel ID	Parcel ID 136.0-0002-0003.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	577,400	5700	11,034.	675,900	1,259,000	1,259,000	Year End Roll	12/18/2019		
2019	101	FV	427,800	5900	11,034.	713,500	1,147,200	1,147,200	Year End Roll	1/3/2019		
2018	101	FV	343,900	8300	11,034.	525,700	877,900	877,900	Year End Roll	12/20/2017		
2017	101	FV	343,900	8300	11,034.	503,200	855,400	855,400	Year End Roll	1/3/2017		
2016	101	FV	343,900	8300	11,034.	465,600	817,800	817,800	Year End	1/4/2016		
2015	101	FV	338,400	8500	11,034.	390,500	737,400	737,400	Year End Roll	12/11/2014		
2014	101	FV	338,400	8500	11,034.	381,500	728,400	728,400	Year End Roll	12/16/2013		
2013	101	FV	338,400	8500	11,034.	363,500	710,400	710,400		12/13/2012		

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTONE RALPH &	57422-68		9/9/2011	Change>Sale	675,000	No	No		
	12373-447		2/1/1973		46,500	No	No	N	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/30/2011	1224	Addition	15,000					10X23 2 STORY ADD	8/29/2017	MEAS&NOTICE	HS	Hanne S
10/14/1994	544		6,000					PORCH-MUD ROOM	7/2/2012	Measured	MM	Mary M
4/29/1994	156		1,200					REMODEL INTERIOR	5/16/2012	Info Fm Prmt	BR	B Rossignol
									12/9/2011	MLS	EMK	Ellen K
									11/18/2008	Meas/Inspect	163	PATRIOT
									10/31/2000	Hearing N/C	189	PATRIOT
									11/18/1999	Mailer Sent		
									11/4/1999	Measured	266	PATRIOT
									1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA

